

MEMBERS PRESENT: LEONARD KRAWCHECK, ROSS APPEL, JOHN LESTER, WALTER JAUDON,  
ALLISON GRASS  
STAFF PRESENT: LEE BATCHELDER, PENNYE ASHBY, VANESSA ELLINGTON

AGENDA

BOARD OF ZONING APPEALS-ZONING

NOVEMBER 21, 2017 5:15-22 P.M. 2 GEORGE STREET  
7:33 P.M.

A. Deferred application from previously advertised BZA-Z agendas. For information call 724-3781.

1. 22 ELLIOTT ST. (CHARLESTOWNE) APP.NO. 1711-21-A1  
(458-09-03-111)
- Request special exception under Sec. 54-110 to allow a 2-story addition (living room/bath/family room) that extends a non-conforming 0-ft. west side setback (6-ft. required).  
Request variance from Sec. 54-353 to allow a 2-story addition with a 62% lot occupancy (50% lot occupancy limit; existing lot occupancy is 59%).  
Zoned SR-5.  
Owners-Kevin Luzak & Hampton Luzak/Applicant-Simons Young & Associates
- |             |    |           |   |
|-------------|----|-----------|---|
| APPROVED    | XX | WITHDRAWN | 0 |
| DISAPPROVED | 0  | DEFERRED  | 0 |

MOTION: Approval.

MADE BY: J.Lester SECOND: A.Grass VOTE: FOR 4 AGAINST 0  
\*L.Krawcheck recused

B. New Applications:

1. 89 WARREN ST. (RADCLIFFEBOROUGH) APP. NO. 1711-21-B1  
(460-16-01-099)
- Request special exception under Sec. 54-225 to allow school related uses (admissions office/student program studios and guest housing) for Ashley Hall located at (172 Rutledge Ave.) in a DR-1 (Diverse-Residential) zone district.  
Zoned DR-1/S.  
Owner-Ashley Home Foundation/Applicant-Evans & Schmidt Architects
- |             |    |           |   |
|-------------|----|-----------|---|
| APPROVED    | XX | WITHDRAWN | 0 |
| DISAPPROVED | 0  | DEFERRED  | 0 |

MOTION: Approval.

MADE BY: W.Jaudon SECOND: J.Lester VOTE: FOR 5 AGAINST 0

2. 102 ALEXANDER ST. (MAZYCK/ APP. NO. 1711-21-B2  
WRAGGBOROUGH) (459-13-02-016)
- Request reconsideration of the Board's decision on September 19, 2017.  
Request reconsideration of the Zoning Administrator's decision that the use of this property as a public parking lot is a legal non-conforming use.  
Zoned DR-1F/LB.  
Owner-NCGS Investments, LLC/Applicant-Elizabeth T. Thomas (Lisa)
- |             |    |           |   |
|-------------|----|-----------|---|
| APPROVED    | 0  | WITHDRAWN | 0 |
| DISAPPROVED | XX | DEFERRED  | 0 |

MOTION: Disapproval.

MADE BY: J.Lester SECOND: W.Jaudon VOTE: FOR 4 AGAINST 0  
\*L.Krawcheck recused

3.

19 5<sup>TH</sup> AVENUE (WAGENER TERRACE)  
(463-13-04-043)

APP. NO. 1711-21-B3
- Request special exception under Sec. 54-110 to allow a 2<sup>nd</sup> floor addition (bedroom/bath) that extends a non-conforming building footprint with a 4.1-ft. north side setback and a 0-ft. south side setback (9-ft. required). Zoned SR-2.  
Owner/Applicant-Salvatore J. Zingales
- APPROVED   XX

DISAPPROVED   XX
- WITHDRAWN   0

DEFERRED   0

MOTION:       Approval of south side setback.  
MADE BY: R.Appel SECOND: W.Jaudon VOTE: FOR 5 AGAINST 0

MOTION:       Disapproval north side setback.  
MADE BY: W.Jaudon SECOND: A.Grass VOTE: FOR 5 AGAINST 0

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4.

57 CONCORD ST. (FRENCH QUARTER)  
(458-09-04-012)

APP. NO. 1711-21-B4
- Request special exception under Sec. 54-110 to allow a vertical extension (bedrooms expansion) to a non-conforming building footprint that does not meet the required 16-ft. rear setback.  
Request variance from Sec. 54-301 to allow a 1-story addition (mudroom/steps) with a 9.2-ft. rear setback and a 81% lot occupancy (50% limit; 78% existing). Zoned DR-1F.  
Owner-Scott Linthicum/Applicant-Beau Cowney Architects
- APPROVED   XX

DISAPPROVED   0
- WITHDRAWN   0

DEFERRED   0

MOTION:       Approval.

MADE BY: J.Lester SECOND: R.Appel VOTE: FOR 5 AGAINST 0

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5.

5 LYTTLETON AVE. (BYRNES DOWNS)  
(421-02-00-066)

APP. NO. 1711-21-B5
- Request special exception under Sec. 54-110 to allow a 1-story addition (dining room expansion/covered porch) that extends a non-conforming 4.91-ft. west side setback (9-ft. required). Zoned SR-2.  
Owners-Ryan Morris, Rachel Rittenburg/Applicant-Joel Adrian
- APPROVED   XX

DISAPPROVED   0
- WITHDRAWN   0

DEFERRED   0

MOTION:       Approval.

MADE BY: A.Grass SECOND: J.Lester VOTE: FOR 4 AGAINST 0  
\*W.Jaudon did not vote

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6.

841 HARBOR PLACE DR. (426-11-00-147)

APP. NO. 1711-21-B6
- Request variance from Sec. 54-301 to allow a 1-story addition (bedroom/bath) with a 17-ft. rear setback (25-ft. required).

Zoned DR-1F.  
Owner-Jessica Slater/Applicant-CF Builders

APPROVED	0	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	XX

MOTION:      Deferral to meet with Zoning Administrator to discuss options.

MADE BY: R.Appel SECOND: A.Grass VOTE: FOR 5 AGAINST 0

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7.	8 ELIZABETH ST. (MAZYCK/ WRAGGBOROUGH) (459-13-03-066)	APP. NO. 1711-21-B7
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Request special exception under Sec. 54-110 to allow a horizontal expansion (kitchen expansion/living room) and vertical extension (laundry room/master bedroom/closet) that extends a non-conforming 1.5-ft. north side setback (3-ft. required).  
Request variance from Sec. 54-301 to allow a horizontal expansion and a vertical extension with a 56% lot occupancy (50% limit; 44% existing).  
Zoned DR-2F.  
Owner-Chase Elliott/Applicant-Simons Young & Associates

APPROVED	XX	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	0

MOTION:      Approval.

MADE BY: W.Jaudon SECOND: J.Lester VOTE: FOR 5 AGAINST 0

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For more information, contact the Zoning and Codes Division Office at 724-3781.

In accordance with the American with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to [schumacherj@charleston-sc.gov](mailto:schumacherj@charleston-sc.gov) three business days prior to the meeting.